

MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON TUESDAY, JANUARY 17, 2006, IN THE MEN'S LOUNGE, CLARK MEMORIAL CLUBHOUSE, 19 N. NINTH STREET, CLARKDALE, AZ.

A REGULAR meeting of the Planning Commission of the Town of Clarkdale was held on Tuesday, January 17, 2006, at 6:00 p.m., in the Men's Lounge.

Planning Commission:

Chairperson	Robyn Prud'homme-Bauer	Present
Vice Chairperson	Amy Bayless	Present
Commissioners	Curt Bohall	Present
	Dave Puzas	Present
	Mark Randall	Present

Staff:

Community Development Director	Sherry Bailey
Planner II	Normalinda Zuniga
Administrative Assistant	Charlene Stockseth

Others in Attendance: Ellie Bauer, Brian Nicoll, Ben Buhr

1. **CALL TO ORDER:** Chairperson Prud'homme-Bauer called the meeting to order at 6:00 p.m.
2. **ROLL CALL:** Roll was taken by the Administrative Assistant.
3. **MINUTES:** Commissioner Bohall motioned to approve the minutes from the meetings of November 7, November 14 and December 19, 2005. Commissioner Bayless seconded the motion. The motion was unanimous.
4. **REPORTS:**
Chairperson's Report: None.
Staff Report: Community Development Director Bailey stated the trail plans and standards that the Design Review Board has been working on will be submitted to Parks & Recreation Commission and eventually for the Master Plan. It will then go to other boards for input, i.e. connector trails and open space.

Community Development Director Bailey stated a draft of the Verde Valley Regional Land Use Plan should be out by March 1st. They will then take comments from each Town.

5. **PUBLIC COMMENT:** None.

NEW BUSINESS

6. **DISCUSSION AND POSSIBLE ACTION:** Ellie Bauer, as a representative of the Chamber of Commerce, stated the Chamber has received a \$50,000 ADOC grant for signage for the Town made out of copper. A list of suggestions that have already been received were distributed to the

commissioners. If anyone has any ideas or suggestions, you can put them in Ellie's box at Town Hall by the end of this month.

7. **DISCUSSION AND POSSIBLE ACTION:** Empire Residential Construction has requested a Conditional Use Permit for Real Estate Sales out of the Mountain Gate Subdivision Model Homes, (CUP 2006-9) Parcel # 400-06-637, 638, 639, 640, 641, 642, 643, 644, 645, 646; 600-06-056, 057, 058, 059, 060 and 061, located on Alfonse Road and Haynes Drive.

Presentation: Ben Buhr stated Empire is requesting to create a model complex along the first block of Alfonse and Haynes Drive. This area would contain the model homes for the Mountain Gate Subdivision, a mix of types and styles, all except the custom homes. The models would be open for viewing by prospective buyers and contain the offices for sales staff. Six of the lots (1, 2, 3, 584, 585 and 586) will be paved and landscaped for customer parking. When the build out schedule is reached, the model homes will be sold for individual residences and the parking lots will be changed into residential lots. The existing temporary trailer sales office will be removed when the models are completed.

The Board discussed the Applicable Regulations, Bulk Regulations, Performance, Traffic Impacts, Landscaping and Nuisance elements as applies to this case.

Staff Recommendation: Community Development Director Bailey stated staff recommends the four streetlights at Alphonse Drive model area shall be reduced to one light when the models are sold as individual owner homes.

Ben Buhr stated the lights would be removed when the models are sold.

Commissioner Bayless motioned to approve the Conditional Use Permit with findings and the following stipulation to Town Council: The four street lights at Alphonse Drive model area be reduced to one light when the models are sold as individual owner homes. Commissioner Bohall seconded the motion. The motion passed unanimously.

8. **FUTURE AGENDA ITEMS:** How the Commission Operates, Press Releases for Meetings, Worksession on Commercial and Overlay Zoning.
9. **ADJOURNMENT:** Commissioner Bohall motioned to adjourn the meeting. Commissioner Bayless seconded the motion. The motion passed unanimously. The meeting adjourned at 6:45 p.m.

APPROVED BY:

SUBMITTED BY:

Robyn Prud'homme-Bauer
Chairperson

Charlene Stockseth
Administrative Assistant